170.0	0005	0007.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,177,300 /	1,177,300
					USE VALUE:	1,177,300 /	1,177,300
					ASSESSED:	1,177,300 /	1,177,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARK AVE CONGREGATIONAL CHU
Owner 2:	OF ARLINGTON HEIGHTS
Owner 3:	
Street 1:	50 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1961, having primarily Brick Exterior and 7254 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	7005.000	736,200		441,100	1,177,300
Total Card	0.161	736,200		441,100	1,177,300
Total Parcel	0.161	736,200		441,100	1,177,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 162.29 | /Parcel: 162.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112808
GIS Ref	
GIS Ref	
Insp Date	05/12/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	960	FV	736,200	0	7,005.	441,100	1,177,300		Year end	12/23/2021
2021	960	FV	736,200	0	7,005.	441,100	1,177,300		Year End Roll	12/10/2020
2020	960	FV	736,200	0	7,005.	441,100	1,177,300	1,177,300	Year End Roll	12/18/2019
2019	960	FV	649,200	0	7,005.	434,800	1,084,000	1,084,000	Year End Roll	1/3/2019
2018	960	FV	649,200	0	7,005.	334,000	983,200	983,200	Year End Roll	12/20/2017
2017	960	FV	649,200	0	7,005.	315,100	964,300	964,300	Year End Roll	1/3/2017
2016	906	FV	649,200	0	7,005.	289,900	939,100	939,100	Year End	1/4/2016
2015	906	FV	562,100	0	7,005.	271,000	833,100	833,100	Year End Roll	12/11/2014

!13151!

PRINT

Date	Time
12/30/21	16:17:39

LAST REV

Date	Time
07/24/17	11:31:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13151

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6573-244		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	112808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2013	1155	Renovate	137,591	O				
12/7/2012	1615	Re-Roof	22,500	C				
4/16/1996	119	Manual	10,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2014	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
5/12/2000	Meas/Inspect	264	PATRIOT
8/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		7005		Sq. Ft.	Site		0	70.	0.90	6									441,104						441,100	

Total AC/HA:	0.16081	Total SF/SM:	7005	Parcel LUC:	960	Church	Prime NB Desc	ARLINGTON	Total:	441,104	Spl Credit		Total:	441,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	4 - Tar & Gravel		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	20		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04021144
Const Adj.:	1.09085119
Adj $ / SQ:	141.839
Other Features:	15000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1132650
Depreciation:	396428
Depreciated Total:	736223

COMMENTS

1961 / PARK CHURCH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB	4

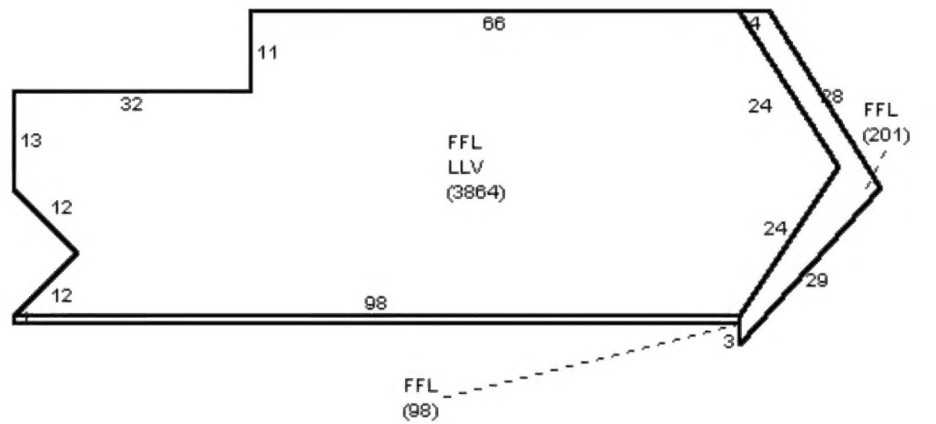
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,163	141.840	590,478
LLV	Lower Level	3,864	109.780	424,204

Net Sketched Area:	8,027		Total:	1,014,682	
Size Ad	4163	Gross Area	8027	FinArea	7254

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.02
Special Features:	0	Val/Su Net:	91.72
Final Total:	736200	Val/Su SzAd	176.84

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: